



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Community Builders Group  
and [tenant name suppressed to protect privacy]

## **DECISION**

### **Dispute Codes**

ERP; CNC

### **Introduction**

This is the Tenant's Application for Dispute Resolution seeking an order that the Landlord provide emergency repairs; and to cancel a Notice to End Tenancy for Cause issued February 26, 2018 (the "Notice").

This Hearing was scheduled to be heard on May 24, 2018, at 11:00 a.m. The Applicant/Tenant did not attend this Hearing, although I left the teleconference hearing connection open until 11:13 a.m. in order to enable the Tenant to attend. The Landlord's agent attended the hearing and gave affirmed testimony.

I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that the Landlord's agent, its witness, and I were the only ones who had called into this teleconference.

As the Applicant/Tenant did not attend the Hearing, her Application is dismissed.

The Landlord testified that she hand delivered the Notice to the Tenant on February 28, 2018. I find that the Notice conforms to the requirements of Section 52 of the Act and that the effective date of the Notice is March 31, 2018.

Section 55(1) of the Act provides:

If a tenant makes an application for dispute resolution to dispute a landlord's notice to end a tenancy, the director must grant to the landlord an order of possession of the rental unit if

(a) the landlord's notice to end tenancy complies with section 52 [*form and content of notice to end tenancy*], and  
(b) the director, during the dispute resolution proceeding, dismisses the tenant's application or upholds the landlord's notice.

[Reproduced as written.]

Further to the provisions of Section 55 of the Act, I hereby provide the Landlord with an Order of Possession.

### **Conclusion**

The Tenant's Application is dismissed without leave to reapply.

The Landlord is hereby provided with an Order of Possession **effective 2 days after service of the Order upon the Tenant**. This Order may be enforced in the Supreme Court of British Columbia.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: May 24, 2018

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Residential Tenancy Branch